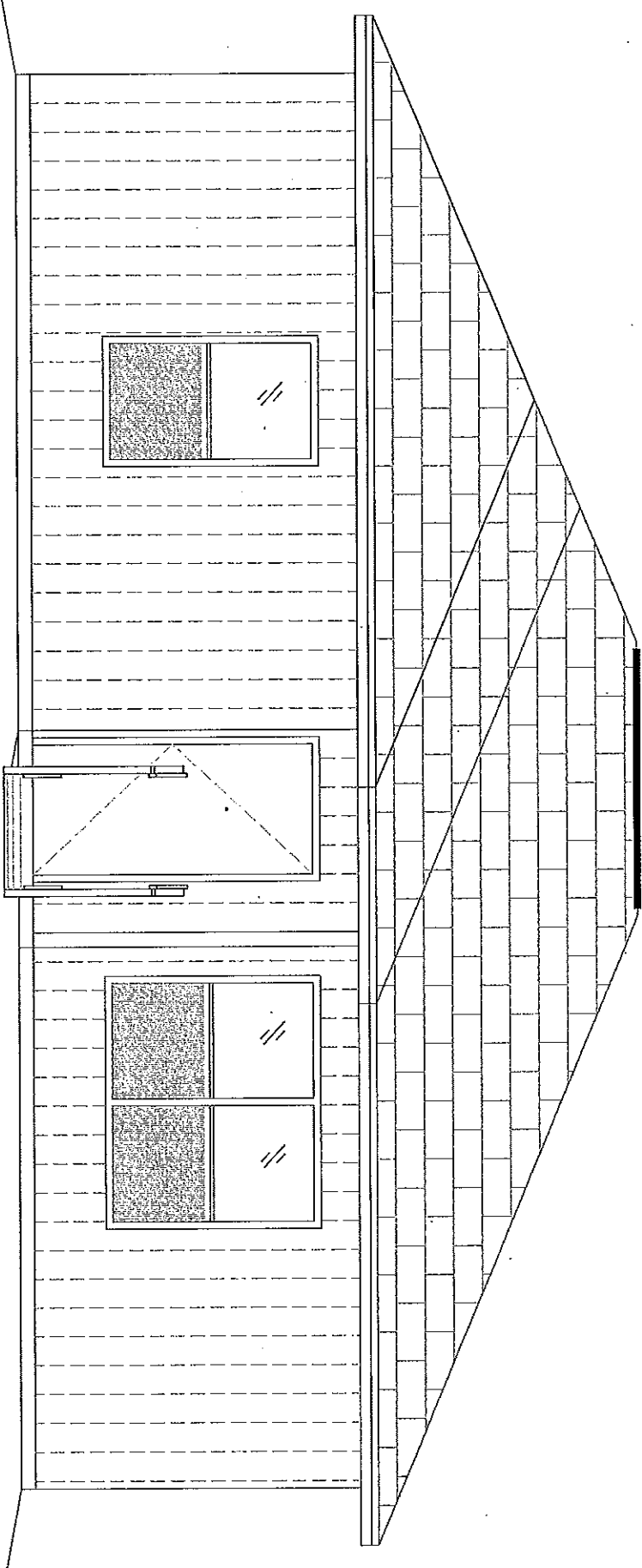


SANCHEZ RESIDENCE



ROBERT SANCHEZ
840 E. Duranta Ave - Alamo
956-358-6036

URBAN COUNTY PROGRAM
3304 W. Alberta - Edinburg
(956) 787-8127

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ROBERT SANCHEZ
840 E. DURANTA AVE - ALAMO

TOTAL AREA
1030 SQ. FT.

84'

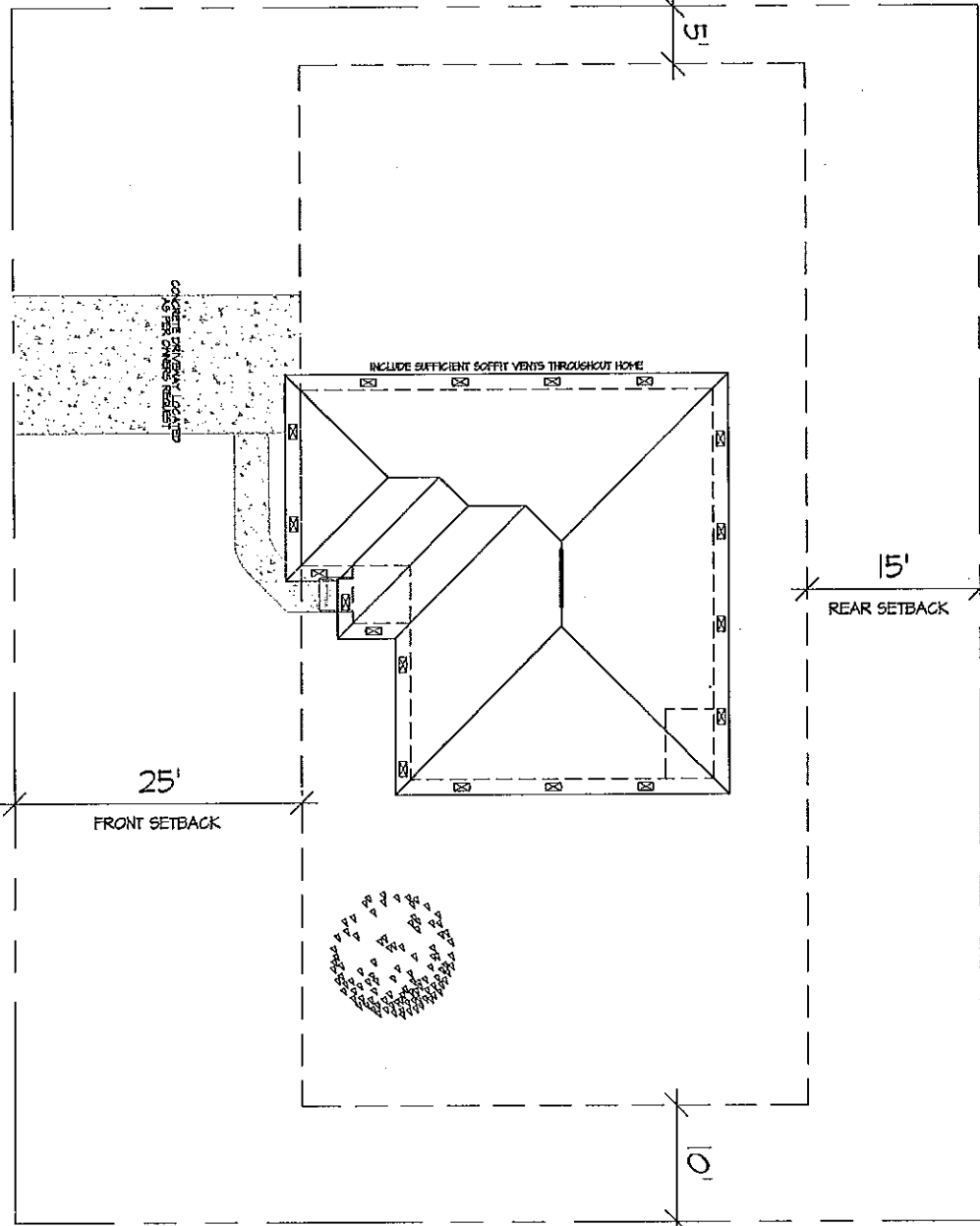
105'

LOT 1, BLOCK 1, ALAMO HEIGHTS SUBDIVISION

15'

REAR SETBACK

5'



25'
FRONT SETBACK

10'

DURANTA AVE.

9TH STREET

NOTE:
Please verify with city/county on setbacks and for any requirements regarding sidewalk or driveway landscaping, and any other applications as per city regulations/ordinances.

HOWEVER, any house that is made for handicap accessibility WILL ALWAYS require driveway with connecting sidewalk to ramp.

Remember to provide 6" of landscape dirt around 191sq with sufficient grass seed up to 10' of perimeter.
In addition, remember to replace septic tank if needed and is more than 10 yrs old.

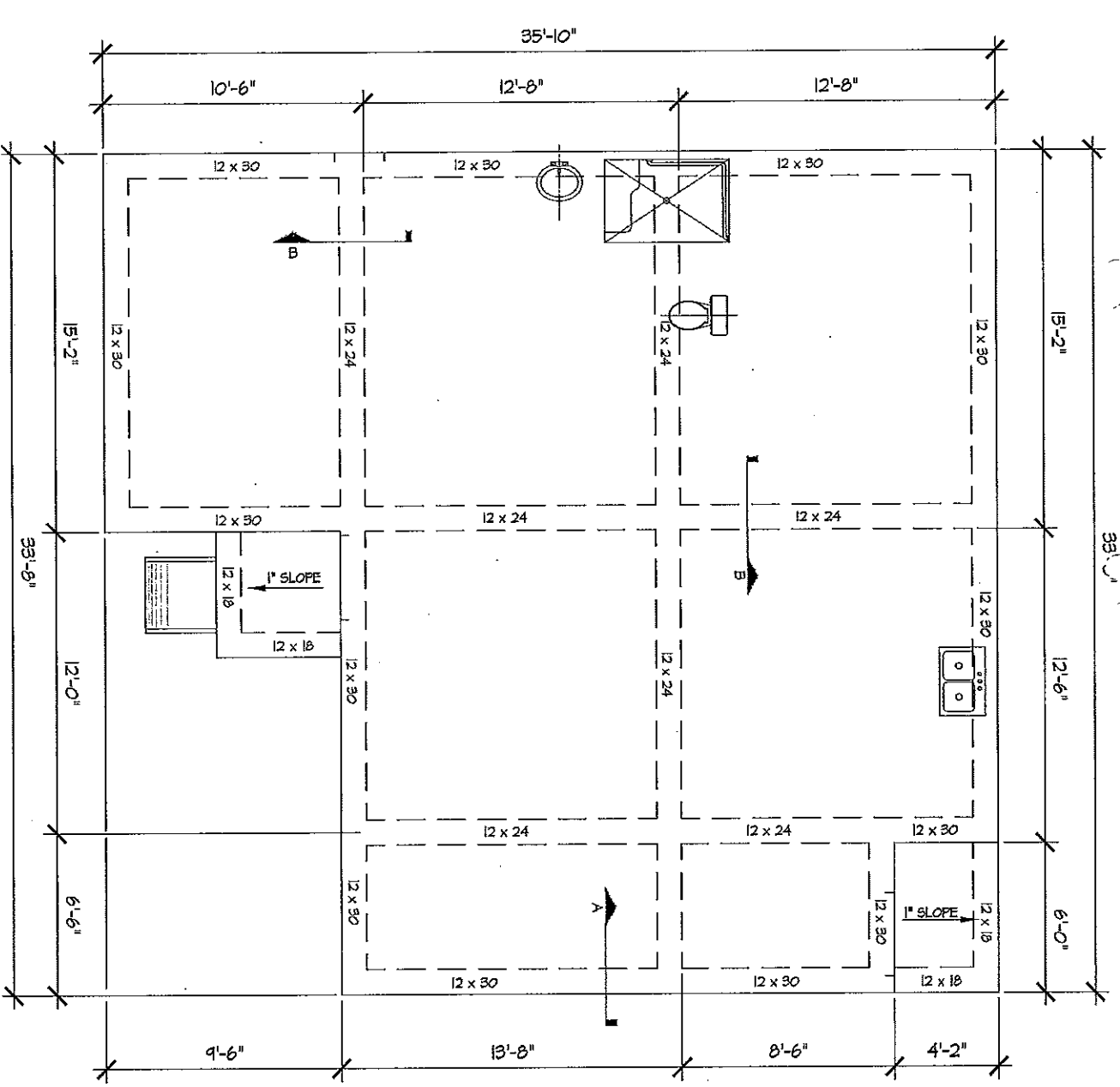
ROOF/ PLOT PLAN

SCALE: 1" = 1'-0"

URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

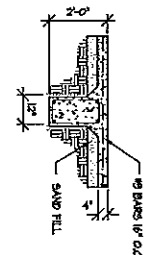
ROBERTO SANCHEZ
840 E. DURANTA AVE, ALAMO, TX

LIVING AREA
1055 SQ. FT.



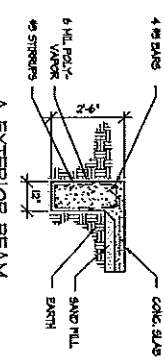
- GENERAL NOTES**
- 4" THICK SLAB ON GRADE W/ #3 BARS @ 16" O.C. EACH WAY AND 1/2" DEPTH OF SLAB OVER EXISTING 6" MIL VIBRAGEN OVER APPROVED COMPACTED FILL
 - EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
 - INTERIOR BEAMS TO BE 12"x24" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.
 - CORNER BARS AT ALL CORNERS & INTERSECTIONS 2XCA - #5 APPLY 6X6 W/ NICE MESH AT SIDEWALKS AND DRIVEWAYS.
 - INSTALL ANCHOR BOLTS AT PERIMETER AT 4' O.C.
 - USE ONLY COMPACTED SELECTED FILL DIRT. FINISH FLOOR TO BE 1/2" FROM TOP OF CURB, UNLESS OTHERWISE NOTED.

A-EXTERIOR BEAM



- EXTERIOR BEAMS TO BE 12"x30" WITH 4 #5 BARS CONT. TOP & BOTTOM WITH #3 STRIPS AT 24" O.C. AND A MIN. OF 6" IN DEPTH TO UNDISTURBED SOIL.

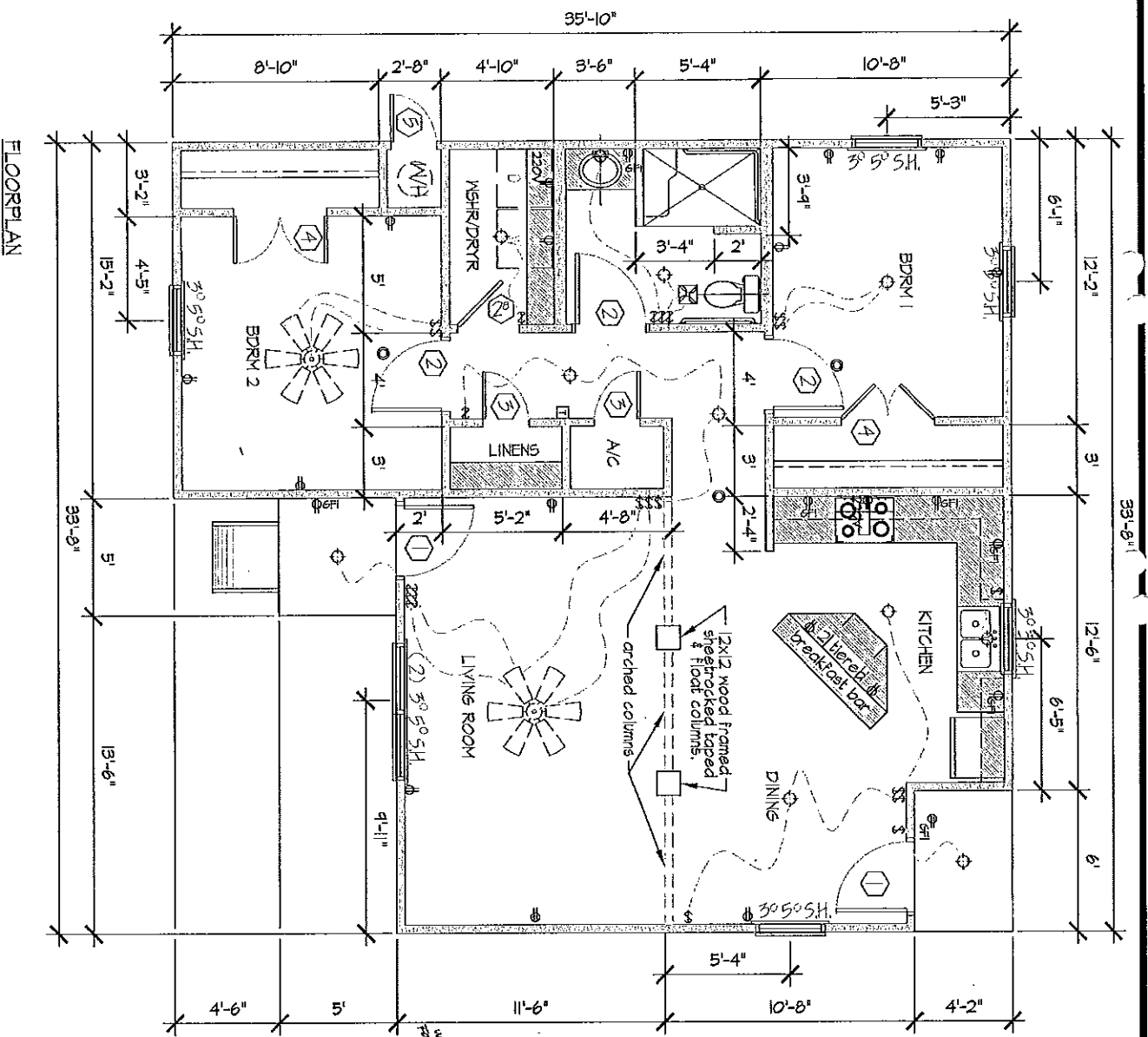
B-INTERIOR BEAM



URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ROBERTO SANCHEZ
840 E. DURANTA AVE, ALAMO, TX

TOTAL AREA
1055 SQ. FT.



FLOOR PLAN

SQUARE FOOTAGE

LIVING AREA	1005
PORCH/PATIO	50
TOTAL SQ. FT.	1055

ELECTRICAL LEGEND

(W)	WATER HEATER	(L)	LIGHT FIXTURE
(E)	DUPLEX ELECTRICAL RECEPT.	(S)	LIGHT SWITCH
(R)	220V ELECTRICAL RECEPTACLE	(T)	THERMOSTAT
(G)	GROUND FAULT INTERRUPTER	(D)	SMOKE DETECTOR

DOOR SCHEDULE

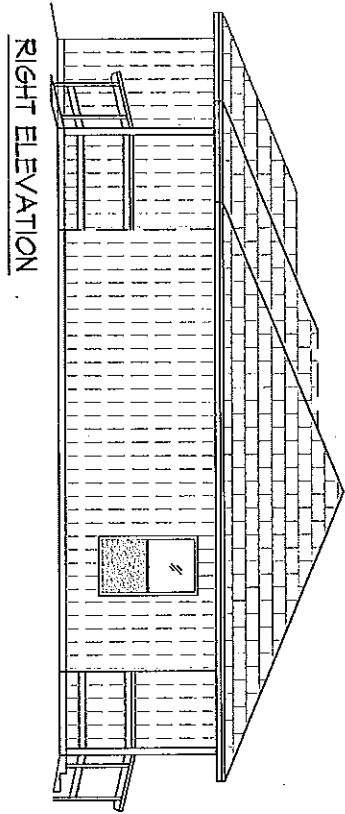
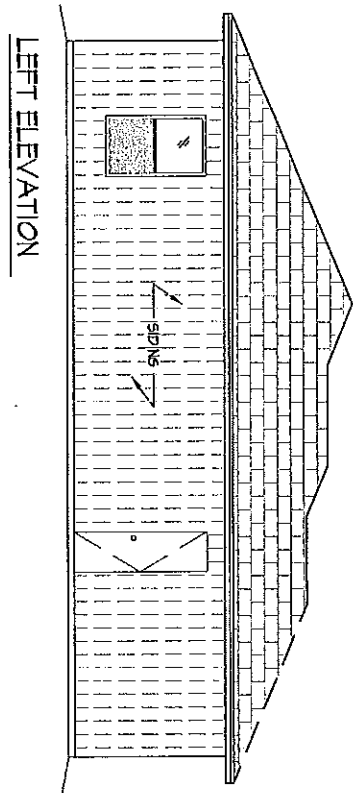
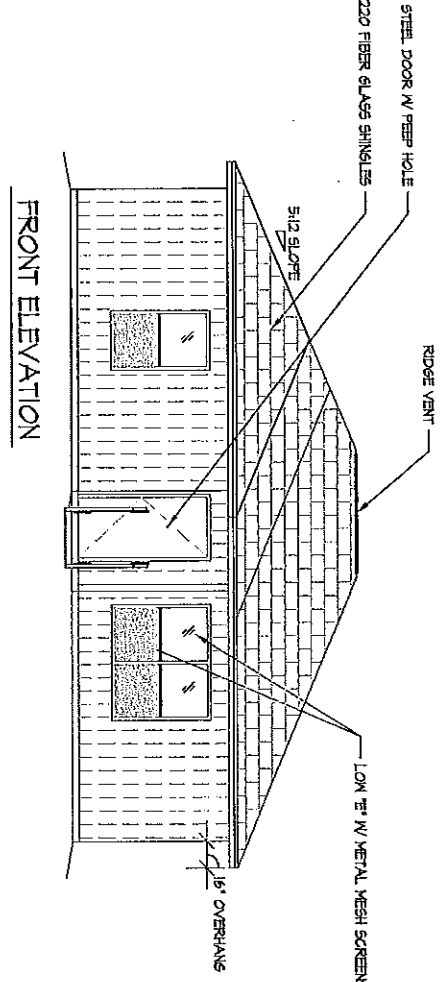
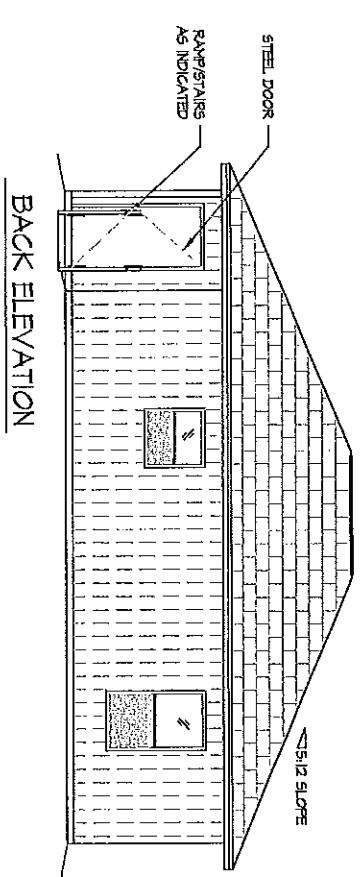
DR#	TASK	SIZE	TYPE	LOCKS
1	INSTALL NEW UNIT W/ DUAL FEET HOLES	30"	METAL W/ LOW PROFILE THRESHOLD	LEVER TYPE ENTRY LOCK W/ DEADBOLT
2	INSTALL NEW UNIT	30"	HOLLOW CORE	LEVER TYPE PRIVACY
3	INSTALL NEW UNIT	20"	HOLLOW CORE	PASSAGE
4	INSTALL NEW UNIT	(2) 20"	HOLLOW CORE	PASSAGE
5	INSTALL NEW UNIT	20"	HOLLOW METAL	LOCK W/ DEADLOCK

GENERAL NOTES

- 5/12 SLOPE WITH 16" OVERHANG
- SUPPLY RIDGE/SOFT VENTS WHERE NEEDED
- INSTALL PORCH RAILING WHERE FINISH GRADE IS LOWER THAN 1" FROM PORCH FLOOR
- INSTALL PORCH STEPS WHERE FINISH GRADE IS LOWER THAN 6" FROM PORCH FLOOR
- CLIENT IS REQUESTING CONNECTORS FOR A GAS/ELECTRIC/PROPANE STOVE.
- INSTALL A MIN. OF TWO PHONE JACKS & CABLE CONNECTIONS AS PER OWNERS REQUEST.
- EXTERIOR COLOR CHOICES TO BE OR MATCH: SW 7014 SW 6205
- WALL FINISH: WHITE SW 6205
- INTERIOR COLOR CHOICES TO BE OR MATCH: SW 6129 SW 6385
- WALL SEPARATE GLAZY WITH DOORWAY

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME THIS DAY OF FEB. 2013

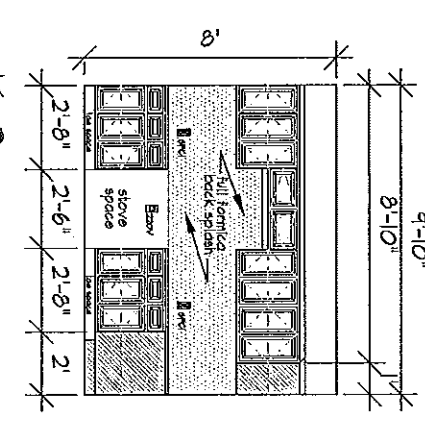
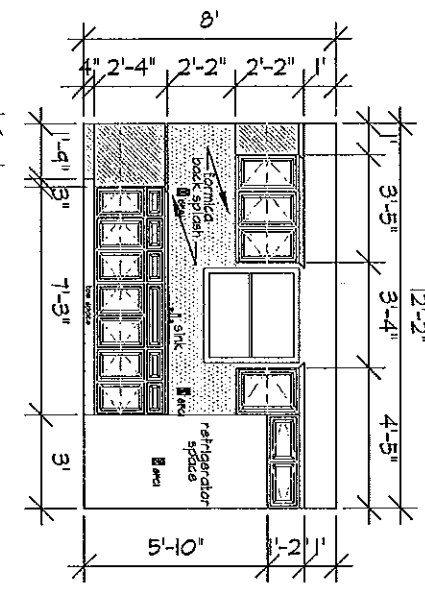
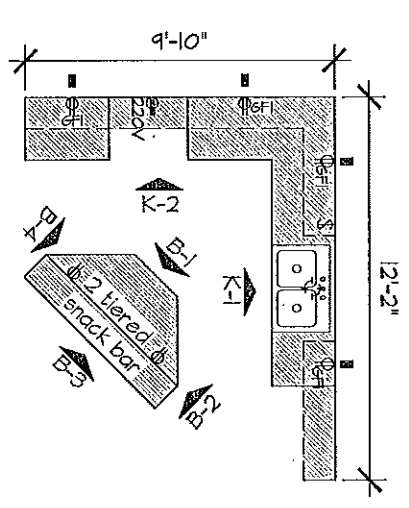
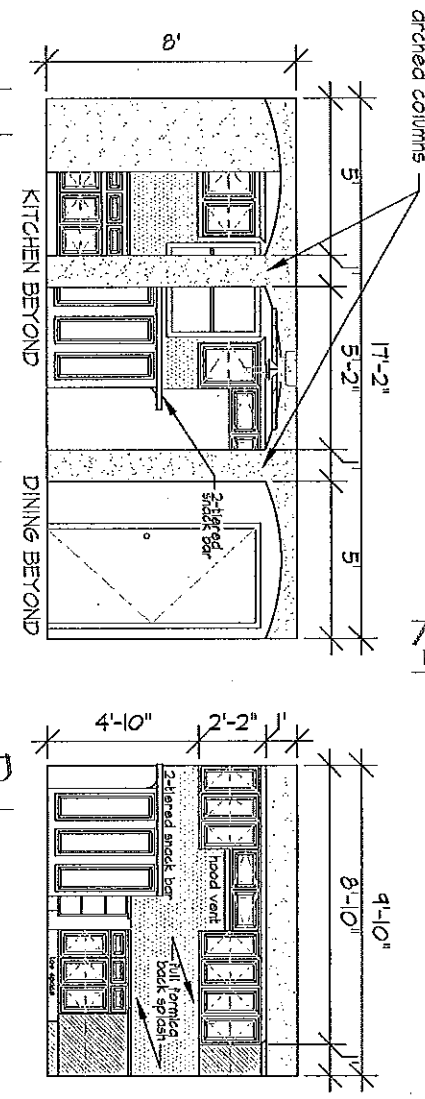
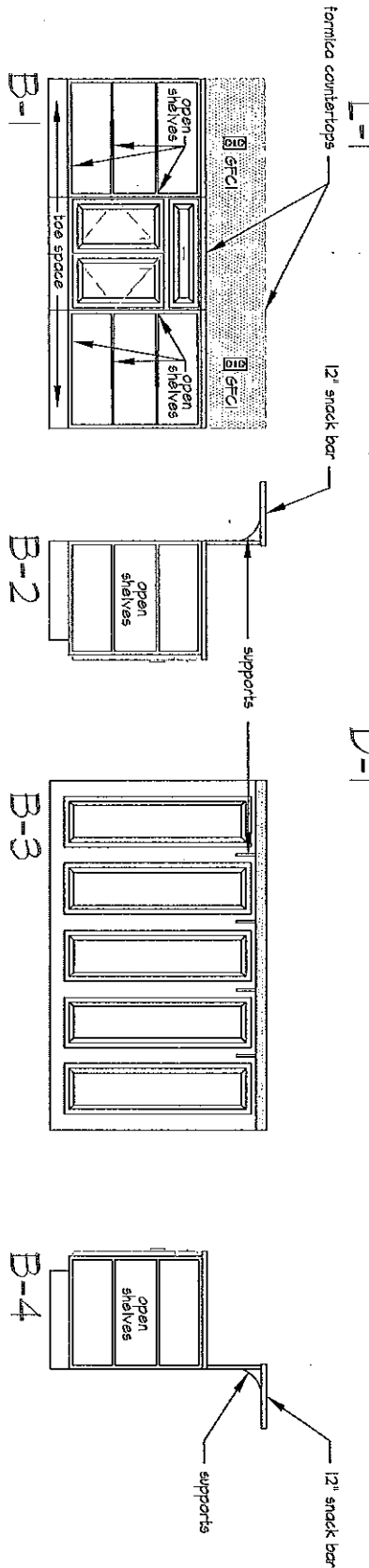
Roberto Sanchez



URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ROBERTO SANCHEZ
840 E. DURANTA AVE, ALAMO, TX

TOTAL AREA
1055 SQ. FT.



URBAN COUNTY PROGRAM
OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

ROBERTO SANCHEZ
840 E. DURANTA AVE, ALAMO, TX

TOTAL AREA
1055 SQ. FT.

SPECIFICATIONS

ALL SPECIFICATIONS SHALL ASSUME THE USE OF CONTRACTOR'S MINIMUM GENERAL SPECIFICATIONS MANUAL
OWNER (S) ROBERTO SANCHEZ CASE NO.: AM 05-11-01 DATE: 2/21/13 ADDRESS: 840 E. DURANTA ALAMO, TX PHONE: 956-358-6036 BY: ERIC TREVINO

1. FOUNDATION WORK:

BUILD A NEW CONCRETE FOUNDATION TO COMPLY WITH PLANS, SPECS, CITY AND / COUNTY REQUIREMENTS. PROJECTS TO BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. PROVIDE CONCRETE SLAB FOR AC UNIT & A MIN. OF 12 X 25 DRIVEWAY (depending on city).

2. PLUMBING GENERAL: (SEE SPECS)

ALL PLUMBING ROUGH SHALL BE AS FOLLOWS:
> WATER SUPPLY TO HOUSE SHALL HAVE A 1/2" CUTOFF VALVE BEFORE ENTRY TO HOUSE.
> INTERIOR WATER SUPPLY LINES FOR HOUSE SHALL BE ALL NEW PER OF APPROPRIATE DIAMETER.
> NEW PEX PIPES AND FITTINGS:
• OF 1" MINIMUM DIAMETER FOR ALL EXTERIOR WATER SUPPLY LINES BELOW GROUND.
• OF APPROPRIATE DIAMETER FOR DWV (DRAIN, WASTE, AND VENTS).
> SEWER CONNECTION SHALL HAVE (1) PLASTIC PVC SEWER CLEAN OUT.
ALL PLUMBING FINISH SHALL BE AS FOLLOWS:
> RELATED PLUMBING ITEMS:
• (2) EXTERIOR HOSE BRASS BIB FAUCETS.
• 1/2" CUTOFF VALVES WITH ESCUTCHEONS FOR ALL FIXTURES.
FIXTURES:
• PLUMBING SEALANT FOR ALL DRAINS AND SINK PERIMETERS
• ALL OTHER RELATED PLUMBING (SEE SPECS)
FIXTURES: (SEE SPECS)
• KITCHEN SINK W/ RELATED PLUMBING & FAUCETS
• PEDESTAL SINK W/ RELATED PLUMBING & FAUCETS
• TOLLET OF MATCHING COLOR
• SHOWER WITH RELATED PLUMBING AND HANDICAP ACCESSIBLE.
• SHOWER FAUCETS & REMOVABLE SHOWER HEAD
• MEDICINE CABINETS/TOILET BACKS/T.P. DISPENSER/ TOOTHBRUSH & SOAP HOLDER, & SHOWER ROD (SEE SPECS)
• WATER HEATER INSTALLED AS PER SPECS. (GAS OR ELECTRIC AS PER OWNER REQUEST)
OTHER RELATED ITEMS
• RANGE CONNECTIONS AS PER OWNERS REQUEST (SEE SECTION 23)
• 4" DRYER EXHAUST VENT.
• IN WALL WASHING MACHINE BOX WITH BRASS FAUCETS & RELATED PLUMBING.
• HOOK UP ALL DRAINAGE LINES TO CITY SEWER SYSTEM IF AVAILABLE. SEE CITY FOR INFORMATION/TEST SEPTIC SYSTEM IF EXISTING FOR INTEGRITY AND REPLACE IF NECESSARY AND MORE THAN 10 YEARS OF AGE

3. INTERIOR/EXTERIOR WALLS & CEILINGS:

ALL INTERIOR AND EXTERIOR WALL FRAMING:
> 2x4's (#2 OR BETTER) FOR USE IN: SOLE PLATES (TREATED LUMBER)
• DOUBLE TOP PLATES
• 92-589' PRE-CUT STUDS @ 16" O.C.
• WINDOW SILLS
• CEILING JOIST CHAIN BLOCKING @ 48" O.C.
> 2x6" (#2 OR BETTER) FOR USE IN:
• WINDOW & DOOR HEADERS WITH 1/2" SPACER

4. ROOF: (SLOPE=5/12)

ROOF SHALL HAVE:
• A HIPGABLE STYLE ROOF WITH 16" OVERHANGS.
• A HIPGABLE STYLE FRONT PORCH AS PER PLANS.
• PORCH COLUMNS MUST BE FASTENED TO CONCRETE.
• AN ADEQUATE COMBINATION OF RIDGE & SOFFIT VENTS WITH AIR CHUTES.
• ADEQUATE RAIN GUTTERS WITH DOWN SPOUTS FOR THE ROOF AREA THAT MAY AFFECT OWNERS.
• SHINGLES TO BE OF LIGHT COLOR (no black shingles)

5. PORCH & CANOPY FLOORS:

THE HOUSE SHALL HAVE PORCH FLOORS AS FOLLOWS:
• A FRONT PORCH FLOOR.
• A SIDEBACK PORCH FLOOR.
PROVIDE RAMP & (2)-HANDRAILS TO EACH FRONT AND/OR SIDE PORCH STEPS

6. INSULATION:

INSULATE:
> ALL LIVING AREA CEILINGS WITH BLOWN IN INSULATION TO AN R-49 FACTOR. (needs a combined R-30 & R-18 to meet requirement)
> INFILTRATION FOAM SHALL BE USED AROUND ALL WINDOWS, WIRES, PLUMBING, ELECTRICAL, BOTTOM PLATES, AND ALL PENETRATED AREAS.
> ALL PERIMETER WALLS WITH R-15 R.F.G. BATT.
> ALL EXTERIOR PIPES EXPOSED TO WEATHER.

7. INTERIOR FINISH:

ALL TRIM SHALL BE INSTALLED AS PER SPECS.
ALL PAINT SHALL BE APPLIED AS PER SPECS (2-COATS) WITH PAINT COMPARABLE IN QUALITY TO SHERWIN WILLIAMS ALLOW A VARIETY OF DIFFERENT COLORS FOR CLIENT TO CHOOSE FROM. (2 COLOR CHOICE MIN).

8. EXTERIOR FINISH:

PAINT ENTIRE HOUSE AS PER SPECS WITH PAINT COMPARABLE IN QUALITY TO SHERWIN WILLIAMS. PRIMER TO BE OIL BASED & PAINT MUST BE EQUIVALENT TO A-100. (2 COLOR CHOICE MIN).

9. SIDING:

THE SIDING SHALL BE 5/8" FIBER CEMENT WITH ALL CEDAR TRIM TO ENTIRE HOUSE.

10. WINDOWS:

SHALL BE NEW/LOW-E DOUBLE PANE INSULATED ALUMINUM WINDOWS, SIZE AS PER PLAN.

11. CABINETS GENERAL:

BUILD AND/OR INSTALL NEW KITCHEN CABINETS TO INCLUDE:
> A RANGE CABINET.
> A KITCHEN BATHROOM FORMICA COUNTER TOP OF MATCHING COLOR.
BUILD AND/OR INSTALL A NEW VANITY CABINET (IF APPLICABLE) FOR BATHROOM WITH FORMICA TO MATCH LAYOUT. SINK AND WALLS ALL CABINERY PIECES SHOULD BE NEW AND COMPLETE AND BUILT TO PROFESSIONAL STANDARDS.

12. FLOOR, SUBFLOOR, & FINISH FLOORING:

APPLY VOT FLOOR TILE TO ALL LIVING AREA HOUSE FLOORS.

13. ELECTRICAL GENERAL

ALL ELECTRICAL INSTALLATIONS & WORK AS PER ELECTRICAL CODE WITH THE FOLLOWING CONDITIONS:
> PROVIDE RANGE OUTLET AS PER OWNER'S REQUEST.
> PROVIDE APPROPRIATE WASHER & DRYER CONNECTION.
> (2) 32' CEILING FANS (CEILING HUGGER STYLE) COMPARABLE IN QUALITY TO THE "HUNTER" BRAND. THE CONTRACTOR SHALL ALLOW \$120.00 FOR MATERIAL & LABOR. LOCATION AS PER OWNER REQUEST.
> INSTALL GFCI OUTLETS IN BATHROOMS, KITCHEN, AND EXTERIOR WALLS.
> EACH ELECTRICAL PANEL OR BREAKERBOX, LIGHT SWITCH, & THERMOSTAT NO HIGHER THAN 48" ABOVE FLOOR.
> EACH ELECTRICAL PLUG TO BE 18" ABOVE THE FLOOR.
> ANY OUTLETS WITHIN 6' FROM KITCHEN OR BATHROOM SINKS MUST BE GFCI

14. RANGE HOOD:

INSTALL A RANGE HOOD TO FIT OWNER'S RANGE SIZE (30" OR 36") AND VENT TO EXTERIOR.

15. BATHROOM ACCESSORIES:

ALL ACCESSORIES & MEDICINE CABINETS AS PER SPECS. INCLUDE CURTAIN ROD & PLASTIC THRESHOLD TO HELP PREVENT WATER FROM ESCAPING SHOWER. INSTALL PEDESTAL SINK AND CABINET ABOVE TOILET. (ALSO INCLUDE TOILET PAPER, TOOTHBRUSH, AND SOAP HOLDER)

16. ACCESSORIES FOR PHYSICAL DISABILITIES:

INSTALL ONE CONC. RAMP AS PER OWNERS REQUEST THAT CONNECTS WITH 12 X 35 DRIVEWAY AND STEPS WITH HANDRAILS
BATHROOM SHOULD ACCOMMODATE GRAB BARS WHERE INDICATED IN PLANS

17. HEATING & A/C:

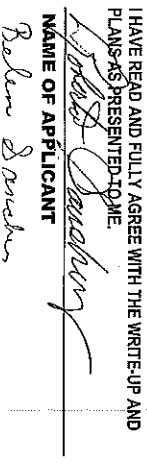
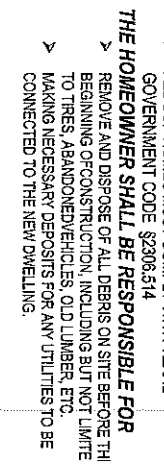
PROVIDE & INSTALL A 14 SEER CENTRAL AIR CONDITIONING COMPARABLE IN QUALITY TO A CARRIER BRAND UNIT FOR THE ENTIRE HOUSE. INCLUDE DIGITAL THERMOSTAT.

18. SMOKE DETECTORS:

INSTALL A SMOKE DETECTOR INSIDE EACH SLEEPING ROOM OUTSIDE SLEEPING ROOM, ALL WIRED IN SERIES.

19. GENERAL NOTES.

CONTRACTOR IS RESPONSIBLE FOR:
> YOUR BID TO INCLUDE ANY COST RELATED TO REQUIREMENTS FROM CITY. CHANGE ORDERS FOR THIS PARTICULAR PURPOSE WILL NOT BE ACCEPTED OR PROCESSED TO CORRECT THE ABOVE MENTIONED.
> YOUR BID TO INCLUDE ANY COST RELATED TO RE-CHECK ENERGY COMPLIANCE REQUIREMENTS.
> THE DEMOLISH AND DISPOSAL EXISTING STRUCTURE AND COMPLIANCE OF ALL THE REQUIRED BUILDING ELEVATIONS.
> PROVIDE 6" OF LANDSCAPE SOFT AROUND THE HOUSE ALONG WITH SUFFICIENT GRASS SEEDS UP TO 10' OF PERMETER.
> PROVIDING THE APPROPRIATE ELECTRICAL AND/OR GAS CONNECTIONS FOR RANGE AS PER APPLICANTS REQUEST AND ACCORDING TO APPLICABLE PLUMBING/ELECTRICAL CODE.
> PROVIDE PHONE JACKS & CABLE CONNECTIONS IN EVERY BRM & LIVING SPACE. KITCHEN PHONE IS REQUESTED.
> PROVIDE TERMITE PRE-TREATMENT TO ENTIRE HOUSE. OBTAINING, DISPLAYING, AND SUBMITTING ALL PROPER PERMITS & INSPECTIONS.
> ALL CONTRACTORS WILL BE RESPONSIBLE FOR ANY ADDITIONAL PLANS SPECIFICATIONS AND/OR DETAILS THAT ARE REQUIRED BY CITIES OR COUNTY AT THE TIME OF ATTAINING PERMITS.
> MINIMUM 12x25 CONC. DRIVEWAY WITH CONNECTING SIDEWALK TO RAMP FOR HANDICAP APPLICANTS.
> ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 23. GENERAL NOTES OF THE CONTRACTORS GENERAL SPECIFICATIONS MANUAL.
> PROVIDE AND INSTALL PROJECTS SIGNS AT EACH CONSTRUCTION SITE.
> CONTRACTOR IS RESPONSIBLE FOR SUPPLYING PORT A POTTY THROUGHOUT CONSTRUCTION PROCESS (same to the inspection).
> SHOWERS ENTRANCES TO BE 36" WIDE
> ALL UOP HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §2306.514
THE HOMEOWNER SHALL BE RESPONSIBLE FOR
> REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE THE BEGINNING OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, ABANDONED VEHICLES, OLD LUMBER, ETC.
> MAKING NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO THE NEW DWELLING.

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP AND PLANS AS PRESENTED TO ME

NAME OF APPLICANT

Eric Trevino